

**MINUTES
BOARD OF DIRECTORS MEETING
September 19, 2017 7:00 PM**

**GREENE MILL PRESERVE
Greene Mill Preserve Clubhouse
41074 Solti Way
Leesburg, Virginia 20175**

BOARD ATTENDEES

Joe Payne – President
Jeremy Baker – Vice President
Randy Duncan – Vice President
Kerry Oldfield – Treasurer
Katie Kutch – Secretary

RESIDENTS IN ATTENDANCE

Todd Allen
Mark Anderson
Joe Bono
JJ Cooney
Marco Criveli
Paula Duncan
Laura Griffin
Nick Holmes
Kathy Landmesser
Michael Landmesser
Nancy Swanson
Chad Thompson
Christine Winchester
Jason Wong

OTHER ATTENDEES

Susan Miller – Sentry Management Inc.

CALL TO ORDER

Mr. Payne called to order the September 19, 2017 Greene Mill Preserve Board of Directors meeting at 7:00 p.m. Approve agenda as written.

APPROVAL OF MINUTES

Meeting Minutes from April 2017 were presented and accepted as written. This motion passed unanimously.

MANAGEMENT REPORT

- Financial update

- Draft 2018 Budget
- 2018 Strategic Planning Calendar
- State Farm Automatic Renewal 10/25/2017- 10/25/2018 (table until next meeting)
- Solitude Contract Addendum (table until next meeting)
- Back Flow Repairs (Jeremy will repair himself)
- Pool Management Proposals (table – get bid from High Sierra)
- Village Green Landscape Proposals (table – will go back to Shenandoah and Palmers with what trees we want to get an accurate comparison)
- Mason and Mason Reserve study update (last was done during 2012, will get two more quotes for next meeting)

PRESIDENT'S REPORT

Traffic update and discussion of Make Evergreen Safe project. Discussion of Columbia Gas (upgrade and not expansion) and Dominion Gas (more electric power and carbon filters). No construction vehicles will be going through GMP. Budget meeting in October.

TREASURER'S REPORT

Treasurer summarized the Treasury Report. We are over budget in a few areas including sprinklers, landscaping and pond maintenance. Looking at raising the monthly HOA dues to deal with operating expenses.

COVENANTS COMMITTEE

The chair noted one outstanding architectural modification for the committee.

GROUNDS AND LANDSCAPING COMMITTEE

The chair summarized the work done throughout the neighborhood for grounds and landscaping. The pumps are in the pond and minnows and blue gill are stocked. Other fountain is being repaired. The committee is also looking at dead tree removal and a landscape plan for the entire area. The motion to add gazebo and pergola uplighting for a budget of \$6000 passes unanimously.

SOCIAL COMMITTEE

Halloween and Cookies with Santa will round out the 2017 social calendar.

ARCHITECTURAL REVIEW

Notes went out about general maintenance and individualized letters will be going out. Discussion about dog excrement issues.

OLD BUSINESS

The following items were brought up as Old Business:

- Rear Sign

OPEN FORUM

The following items were brought up during Open Forum:

- Gas cutting at the townhomes.
- Amenity improvements including pool updates, paving the trails and if we qualify for a loan.

NEW BUSINESS

The following items were brought up as New Business:

- Snow Removal Contracts – Rock Water (unanimous)
- Engagement of Goldkang Group to perform 2017 & 2018 YE Audits (unanimous)
- Pool furniture not to exceed \$13,500 (unanimous)

NEXT MEETING DATE

The next Board Meeting will be a Budget Meeting in October. The Annual Meeting is set for December 5, 2017.

ADJOURNMENT

The meeting was adjourned at 8:30 PM and to an Executive Session that began at 8:56 PM. The Executive Session was adjourned at 9:37 PM.

Respectively submitted by,



Katie Kutch
Secretary of the Board of Directors

DATE APPROVED: 2/6/18